

DEFAULT O/E JAD

**UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

IN RE: Shawn Patrick Nolan

Debtor(s)

Nationstar Mortgage LLC d/b/a Mr. Cooper,

Movant

v.

Shawn Patrick Nolan

Respondent(s)

and

Rosemary C. Crawford, Trustee

Additional Respondent

BK. NO. 20-20560 JAD

CHAPTER 7

Related to Docket # 73

ORDER MODIFYING SECTION 362 AUTOMATIC STAY

AND NOW, this 28th day of August, 2020, at Pittsburgh, upon Motion of Nationstar Mortgage LLC d/b/a Mr. Cooper, it is

ORDERED THAT: The Automatic Stay of all proceedings, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is granted and modified with respect to the subject premises located at 137 Dutchtown Rd, Butler, PA 16002 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



United States Bankruptcy Judge
Jeffery A. Deller

FILED
8/28/20 12:16 pm
CLERK
U.S. BANKRUPTCY
COURT - WDPA

Shawn Patrick Nolan
137 Dutchtown Road
Butler, PA 16002

Dai Rosenblum, Esq.
218 North Bluff Street
Butler, PA 16001
dunmyrem@zoominternet.net

Rosemary C. Crawford
Crawford McDonald, LLC
P.O. Box 355
Allison Park, PA 15101

US Trustee
Office of the United States Trustee
Liberty Center.
1001 Liberty Avenue, Suite 970
Pittsburgh, PA 15222

KML Law Group, P.C.
701 Market Street, Suite 5000
Philadelphia, PA 19106

Certificate of Notice Page 3 of 4
 United States Bankruptcy Court
 Western District of Pennsylvania

In re:
 Shawn Patrick Nolan
 Debtor

Case No. 20-20560-JAD
 Chapter 7

CERTIFICATE OF NOTICE

District/off: 0315-2

User: agro
 Form ID: pdf900

Page 1 of 2
 Total Noticed: 31

Date Rcvd: Aug 28, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 30, 2020.

db
 15201033 +Shawn Patrick Nolan, 218 North Bluff Street, Butler, PA 16001-5345
 15201034 +Best Buy/CBNA, P.O. Box 6497, Sioux Falls, SD 57117-6497
 15201035 +Butler Health System, One Hospital Way, Butler, PA 16001-4670
 15201037 +CITIBANK, PO Box 2724, Columbus, OH 43216-2724
 15201037 ++CITIBANK, PO BOX 790034, ST LOUIS MO 63179-0034
 (address filed with court: Citibank, P.O. Box 78045, Phoenix, AZ 85062)
 15235238 Citibank, N.A., 5800 S Corporate Pl, Sioux Falls, SD 57108-5027
 15201038 +Citibank/Best Buy, P.O. Box 790441, Saint Louis, MO 63179-0441
 15201039 +Citibank/Citigroup, Bankruptcy Dept., P.O. Box 6034, Sioux Falls, SD 57117-6034
 15201040 Clerk of Court of Butler County, P.O. Box 1208, Butler, PA 16003-1208
 15201041 +Connie Westfall, 1214 Keely Road, Franklin, PA 16323-6612
 15205415 +First Commonwealth Bank, c/o McGrath McCall, P.C., Four Gateway Center, Suite 1040,
 444 Liberty Avenue, Pittsburgh, PA 15222-1225
 15218547 +JPMorgan Chase Bank, N.A., s/b/m/t Chase Bank USA, N.A.,
 c/o National Bankruptcy Services, LLC, P.O. Box 9013, Addison, Texas 75001-9013
 15201046 +Mary Beckwith, 100 Able View Drive, Unit 1, Butler, PA 16001-8802
 15201047 +Mr. Cooper, 8950 Cypress Waters Blvd., Coppell, TX 75019-4620
 15229458 +Nationstar Mortgage LLC d/b/a Mr. Cooper, PO Box 619096, Dallas, TX 75261-9096
 15201048 +Nationstar dba Mr. Cooper, 8950 Cypress Waters Blvd., Coppell, TX 75019-4620
 15201052 ++TOYOTA MOTOR CREDIT CORPORATION, PO BOX 8026, CEDAR RAPIDS IA 52408-8026
 (address filed with court: Toyota Financial Services, P.O. Box 5855,
 Carol Stream, IL 60197-5855)
 15213993 +Toyota Motor Credit Corporation, PO Box 9013, Addison, Texas 75001-9013

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
 cr

15201036 +E-mail/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com Aug 29 2020 04:15:10
 PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
 E-mail/Text: EBNProcessing@afni.com Aug 29 2020 04:14:06 CenturyLink, c/o afni,
 1310 Martin Luther King Dr, PO Box 3517, Bloomington, IL 61702-3517
 15201042 E-mail/Text: bankruptcynotice@fcbanking.com Aug 29 2020 04:13:50 First Commonwealth Bank,
 Attn: Special Assets, P.O. Box 400, Indiana, PA 15701
 15201043 E-mail/Text: sbse.cio.bnc.mail@irs.gov Aug 29 2020 04:13:51 Internal Revenue Service,
 Centralized Insolvency Operation, PO Box 7346, Philadelphia, PA 19101-7346
 15201045 E-mail/PDF: ais.chase.ebn@americaninfosource.com Aug 29 2020 04:15:06 JPMCB Card,
 P.O. Box 15369, Wilmington, DE 19850
 15226354 E-mail/PDF: resurgentbknottifications@resurgent.com Aug 29 2020 04:15:12 LVNV Funding, LLC,
 Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587
 15201049 E-mail/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com Aug 29 2020 04:14:48
 Portfolio Recovery Associates, 120 Corporate Blvd., Suite 100, Norfolk, VA 23502
 15235258 E-mail/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com Aug 29 2020 04:15:10
 Portfolio Recovery Associates, LLC, POB 12914, Norfolk VA 23541
 15201834 +E-mail/PDF: gecsed@recoverycorp.com Aug 29 2020 04:15:31 Synchrony Bank,
 c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
 15234870 +E-mail/PDF: gecsed@recoverycorp.com Aug 29 2020 04:15:31 Synchrony Bank,
 c/o PRA Receivables Management, LLC, PO Box 41021, Norfolk VA 23541-1021
 15201050 +E-mail/PDF: gecsed@recoverycorp.com Aug 29 2020 04:15:31 Synchrony Bank/JC Penney,
 P.O. Box 965007, Orlando, FL 32896-5007
 15201051 E-mail/PDF: gecsed@recoverycorp.com Aug 29 2020 04:15:32 Synchrony Bank/Levin,
 P.O. Box 965036, Orlando, FL 32896-5036
 15231627 E-mail/PDF: EBN_AIS@AMERICANINFOSOURCE.COM Aug 29 2020 04:15:39 Verizon,
 by American InfoSource as agent, PO Box 4457, Houston, TX 77210-4457

TOTAL: 13

***** BYPASSED RECIPIENTS (undeliverable, * duplicate) *****

cr
 cr* +Nationstar Mortgage LLC d/b/a Mr. Cooper
 +First Commonwealth Bank, c/o McGrath McCall, P.C., Four Gateway Center, Suite 1040,
 444 Liberty Avenue, Pittsburgh, PA 15222-1225
 15201044* +Internal Revenue Service, Insolvency Operation, Room 711B, 1000 Liberty Ave,
 Pittsburgh, PA 15222-4107

TOTALS: 1, * 2, ## 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '++' were redirected to the recipient's preferred mailing address
 pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.PR.2002(g)(4).

District/off: 0315-2

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Form ID: pdf900

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Total Noticed: 31

Date Rcvd: Aug 28, 2020

***** BYPASSED RECIPIENTS (continued) *****

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 30, 2020

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 28, 2020 at the address(es) listed below:

Dai Rosenblum on behalf of Debtor Michele Leah Nolan Jody@dairosenblumbankruptcy.com,
Dai@dairosenblumbankruptcy.com;Michael@dairosenblumbankruptcy.com
Dai Rosenblum on behalf of Debtor Shawn Patrick Nolan Jody@dairosenblumbankruptcy.com,
Dai@dairosenblumbankruptcy.com;Michael@dairosenblumbankruptcy.com
Fred W. Freitag, IV on behalf of Creditor TOYOTA MOTOR CREDIT CORPORATION
fwfreitagiv@gmail.com, LeopoldAssociatesPAX6428@projects.filevine.com
James Warmbrodt on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper
bkgroup@kmlawgroup.com
James Warmbrodt on behalf of Creditor NATIONSTAR MORTGAGE LLC bkgroup@kmlawgroup.com
James Warmbrodt on behalf of Creditor NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
bkgroup@kmlawgroup.com
Office of the United States Trustee ustpregion03.pi.ecf@usdoj.gov
Preston D. Jaquish on behalf of Creditor First Commonwealth Bank pjaquish@lenderlaw.com
Rosemary C. Crawford crawfordmcdonald@aol.com, PA68@ecfbis.com

TOTAL: 9